



GRASSROOTS
REALTY GROUP

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**44 Cunliffe Crescent SE
Medicine Hat, Alberta**

MLS # A2330531



\$349,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,537 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Irregular		

Heating:	Forced Air	Water:	-
Floors:	Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Other	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: na

Nice Private fully treed and fenced yard on a Huge 10,700+ Sq foot lot in Great location close to all the things! This Spacious 1537 sq ft up (3000ish usable sq ft) 4 bdm, 4 bth Bungalow has had the same owners for almost 40 years, and has been loved, is ready for you to move in at an affordable price for a house this size. Priced accordingly if you want to update how you see fit. Main floor home to living room with wood-burning fireplace, kitchen with dining area, 3 good sized bedrooms, 4 pc main bath, plus a 2 pc bath, and 2 pc en-suite off the Master bedroom, as well as access to the covered deck looking over your beautiful private treed yard. Basement has 4th bedroom, large storage/furnace room, 3 pc bath and Huge open games room with pool table included as well as a piano for you entertaining fun! Furnace-2008, hot water tank 2023, shingles less than 5 years old. Full appliance package included - Fridge, stove, dishwasher, washer, dryer, plus Central Air conditioner and underground sprinklers just serviced and keeping that big yard green and gorgeous! Single attached garage and huge concrete driveway allows lots of parking. With an abundance of large mature trees in this court location this is a true find. Line up your showing soon as it Will Sell Fast!!